

Project Description

Rincon del Rio

Young Enterprises, L.P. (“Owner”) is proposing a Continuing Care Retirement Community (CCRC) within a campus setting on approximately 215 acres within the unincorporated County of Nevada. The property consists of four existing parcels (APN’s 57-240-17, 18, 19 and 57-130-13). The vast majority of the property is currently undeveloped. There is an existing single family residential structure on the property.

The campus style design is clustered in the western 40 acre portion of the 215 acre property. Primary access is provided via Rincon Way off of State Route 49. Emergency access will be provided via Rodeo Flat Road at the northeast corner of the property. The project is within the boundaries of the Nevada Irrigation District (NID) and treated water is available to serve the project. Sewer is also available to the site upon annexation to the Lake of the Pines Zone of the County Sanitation District #1.

The project will be constructed in multiple phases. The first 2 phases will include construction of the Village Center. Phase one will include construction of the sewer and water system, primary and emergency access roads and a portion of the Village Center. The Village Center will provide housing for Independent Living, Assisted Living and Nursing Care as well as several project amenities. As the Village Center is completed, additional phases allow for build-out of cottage homes, duplexes, 4-plexes, group homes and additional project amenities.

The property has a General Plan Land Use Designation of Planned Development – Estate (PD EST) and is zoned Residential Agricultural- 3 acre, Planned Development (RA-3-PD). Nevada Counties Planned Development (PD) General Plan Designation *is intended to designate planned developments in locations where a mix of uses are desirable. The PD designation may allow a variety of land uses including single-family and multi-family residential, commercial, open space and other land uses consistent with the capability and constraints of the land. Primary emphasis shall be placed on clustering intensive land uses to minimize impacts on various natural and man-made resources, minimize public health concerns, and minimize aesthetic concerns.*

Rincon del Rio has been designed as a clustered Continuing Care Retirement Community (CCRC) “campus” which meets the intent of the PD General Plan Designation. The project is designed to minimize impacts to the site’s resources by preserving a large area of open space and clustering the development limiting the construction disturbance area to an envelope of approximately 40 acres located on the western half of the site which allows for more than 170 acres (80%), more or less, of open space.

Continuing Care Retirement Communities (CCRC’s) offer services and housing in an “aged restricted campus setting” that includes independent living, assisted living, nursing care facilities, physical rehabilitation, and memory impairment housing. Seniors who are independent may live in a single-family home, cottage or apartment within a campus setting where the residents can rely on the security to “age in place” and receive lifelong care.

The Rincon del Rio campus is designed to serve adults 60 years and older, who are seeking to downsize their living environment, but are still physically and socially active. Occupancy within the CCRC will be by membership and will not be fee title to land.

The campus offers seniors a variety of housing options, all of which will be constructed with Universal Design principles aimed at ensuring an age-in-place option, no matter how challenging the circumstance. Ratios of housing types for Rincon del Rio are anticipated to be similar to statistics and case studies for CCRC's (*per the 2005 CCRC Profile Study by the CCRC Profile Task Force and the 2004 CCRC Washington DC Overview Study by The Retirement & Assisting Living Committee*).

Rincon del Rio is designed to serve a senior population between 400 to 450 people within 345 living units consisting of the following:

- Independent Living (Detached) Cottages
- Independent Living Duplex Units
- Independent Living 4-plex Units
- Independent Living Co-Housing Units (4-Plexes & Duplexes)
- Independent Living Village Center Units
- 3 Lodge buildings
- 2 Group Homes

Rincon del Rio CCRC offers a self-contained Village environment with a variety of amenities and services including, but not limited to the following:

Transportation - The project will provide a minimum of two para-transit vehicles, ADA equipped for the purposes of transporting residents within the facility to various business appointments, grocery and service needs, recreation and special events. Transportation will be provided on a daily basis.

Dining - The project will provide a main dining facility up to 4000 – 5000 S.F., which serves up to 80 persons with a commercial kitchen. Interim dining options will be provided for each phase of the project build out. The dining facilities will be available for breakfast, lunch and dinner for each phase of build out. In addition, food service venues such as lunch café /bistro, ice cream parlor, coffee shop/ book store and light eating areas consisting of approximately 3000 S.F. in total will be provided at various locations around the campus. Meals prepared in the facility can be delivered to individual residences or residents can dine in the main dining or the café / bistro facility.

Laundry - The project will provide central laundry facilities in the main administrative buildings and within the central houses in the various independent living residential neighborhoods. Laundry services are provided for all residents.

Nursing Care - The project will provide an on-site nursing facility, CMT personnel and contract medical care for weekly or bi-weekly visits from contract doctors providing geriatrics care for the residents.

Indoor & Outdoor Recreation - The project provides over 4 miles of improved walking trails, and soft surface trails throughout the property, general picnic areas and social gathering areas

along Bear River, raised-bed community gardens, aquatic center, fitness center, bocce ball courts, tennis courts and pickle ball area. The details and locations of such amenities are attached as part of the proposed recreational plan and application submittal.

Daily Services - Daily services for all residents will include a grocery & sundry store, beauty shop/hair salon, barber shop, post office/mailbox room, personal business/computer center, appointment banking, theater, library, retail gift shop, and arts / crafts studio.

In order to accomplish the above we are requesting the following:

1. Amend General Plan Directive Policy 1.22 (Density Chart) to allow CCRC's in the PD and SDA designation at densities of 2 units per acre or 2 people per acre.
2. Amend Land Use and Development Code Chapter 2-11 to add a Zoning Classification of CCRC in the PD and SDA General Plan Land Use Designation where public water and sewer are available and specific design and performance standards can be provided.
3. Amend the General Plan Land Use Designation of the Rincon del Rio property from PD Estate to PD-CCRC.
4. Rezone the Rincon del Rio Property from RA-3-PD to PD-CCRC.
5. Development Permit to construct the Rincon del Rio project as shown on the attached Overall Site Plan.
6. Comprehensive Master Plan (CMP).
7. A Management Plan to "protect resources", i.e. wetland area, watercourses, oak groves and steep slopes.
8. A Multi-phase Tentative Map permitting 14 lots.
9. Annexation into "Lake of the Pines Zoning of County Sanitation District #1."
10. Development Agreement (DA) designed to establish binding provision for the use and operation of the facility.